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Judge Philip H. Brandt
CHAPTER 13
Hearing Date: October 8, 2009
Hearing Time: 9:00 a.m.
Response Date: October 1, 2009

IN THE UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF WASHINGTON AT SEATTLE

IN RE:

NO. 09-16727

STEWART, Helen,

Debtor.

**ORDER APPROVING SALE OF REAL
ESTATE**

This matter having come on duly and regularly before the undersigned Judge of the
above entitled Court and the Court being duly advised in the premises,

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. The sale of the following-described property is approved:

LOT 14, BLOCK 1, HALLBERGS ONE QUARTER ACRE ACRE TRACTS,
ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 25 OF PLATS,
PAGE(S) 22, IN KING COUNTY, WASHINGTON.

The street address of the property is 7215 – 33rd Avenue South, Seattle, WA 98118-
3507.

2. The property is sold free and clear of all liens provided there are sufficient funds
to distribute as set forth in paragraph 3 below.

3. The proceeds of the sale shall be distributed as follows:

- a. First, payment in full to the first mortgage company, BAC Home Loans
(fka Countrywide Home Loans), or the current holder of the lien, or such
other amount as it agrees to accept under the terms of a “short sale”;
- b. Second, payment in full of all fees and costs associated with the sale,
including all professional fees and costs, and further including the

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1 fees and costs of Debtors' counsel, Travis A. Gagnier, in the amount
2 of \$563.68, or such other amount as the various parties agree to
accept under the terms of a "short sale"; and,


3 c. The remainder, if any, to the Chapter 13 trustee, if any.

4 4. All lien holders or their assigns shall release any and all encumbrances placed or
5 held by them on the subject property upon closing.

6 5. Upon closing, the closing agent shall provide a Final HUD-1 closing statement to
7 Debtor's counsel, Travis A. Gagnier, at 33507 Ninth Avenue S, Bldg. F, P.O. Box 3949, Federal
8 Way, WA 98063-3949 and to the Chapter 13 Trustee at 600 University Street, Ste. 2200, Seattle,
9 WA 98101.

10 6. This order shall be effective immediately. Specifically, it shall not be stayed by
11 BR 6004(g) or LBR 6004(h).

12 DONE this _____ day of October 2009.

13
14 
15 United States Bankruptcy Judge
16 (Dated as of Entered on Docket date above)

17 Attorney for Debtor:

18 /s/ Travis A. Gagnier
19 Travis A. Gagnier, WSBA #26379

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21 Chapter 13 Trustee:

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23 K. Michael Fitzgerald

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28 SALE OF REAL ESTATE - 2

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